



**NASH COUNTY PLANNING BOARD
FREDERICK B. COOPER COMMISSIONERS ROOM
CLAUDE MAYO, JR. ADMINISTRATION BUILDING - THIRD FLOOR
120 WEST WASHINGTON STREET
NASHVILLE, NC 27856**

MONDAY, MAY 18, 2020 - 6:30 P.M.

MEETING AGENDA

- 1. Call to Order.**
- 2. Determination of a Quorum.**
- 3. Approval of the Minutes of the March 16, 2020 Regular Meeting.**
- 4. Conditional Use Permit CU-200101 Amendment Request.**
Made by Fresh Air Energy XXIII LLC on behalf of the property owner, Bass Family LLC, to authorize the expansion of the previously approved East Nash PV1 photovoltaic solar farm project to include the East Nash PV3 photovoltaic solar farm as well, which is to be located on an additional approximately 33.6 acre portion of the adjacent tract of land at 1050 Bass Rd, Nashville, NC 27856 in the A1 (Agricultural) Zoning District.
- 5. General Rezoning Request Z-200501.**
Made by the C. T. Williams Corporation, the property owner, to rezone three tracts of land totaling approximately 81 acres, located on both sides of Stoney Hill Church Road, both sides of Chapman Road, and the east side of Juniper Road from R-40 (Single-Family Residential) and RA-30 (Single-Family Residential) to RA-20 (Medium Density Residential).
- 6. General Rezoning Request Z-200502.**
Made by the C. T. Williams Corporation and Fairfield Realty Down East LLC, the property owners, to rezone two adjacent tracts of land totaling approximately 66 acres and located on both sides of Jordan Road from R-20 (Medium Density Residential) and R-20-CU (Medium Density Residential Conditional Use) to R-10 (High Density Residential).
- 7. Other Business.**

Update on Board of Commissioners Planning Actions Taken on May 4, 2020:

General Rezoning Request Z-200301 to rezone an approximately 0.24 acre portion of a lot located on the north side of White Oak Road off E NC Highway 97 from R-30 (Single & Two-Family Residential) to R-20 (Medium Density Residential) was **APPROVED**.

Text Amendment Request A-200301 to amend the Nash County UDO Articles II, IX, & XI in order to allow the development of “event and conference venues” as a permitted land use was **APPROVED**, subject to the following revisions to the Planning Board’s recommendation:

- “Event and conference venues” were permitted for development in the A1 (Agricultural), RC (Rural Commercial), and GC (General Commercial) Zoning Districts with the required issuance of a conditional use permit, but not permitted for development in OI (Office and Institutional) Zoning Districts.
- The minimum required lot area was increased from five (5) acres to ten (10) acres.
- The separation distance required between the primary structures used to host events and/or any outdoor event use areas and an immediately adjacent agriculturally zoned, residentially zoned, and/or residentially used property was increased from fifty (50) feet to three hundred (300) feet.
- Parking spaces and loading areas may be located within the required separation distance, provided that any parking spaces and loading areas located within one hundred (100) feet of an immediately adjacent lot which is agriculturally zoned, residentially zoned, and/or residentially used are screened from view.

8. Adjournment.

NASH COUNTY PLANNING BOARD
CONDITIONAL USE PERMIT AMENDMENT REQUEST – STAFF REPORT

<i>File Number:</i>	CU-200101 (Conditional Use Permit Amendment Request)
<i>Applicant:</i>	Fresh Air Energy XXIII, LLC (Forrest Melvin Coldren)
<i>Property Owner:</i>	Bass Family, LLC (E. Cameron Bass)
<i>Physical Address:</i>	1050 Bass Road, Nashville, NC 27856
<i>Tax ID #:</i>	PIN # 287000092021 / PARID # 005334 (Portion)
<i>Area to be Added:</i>	Approximately 33.6 Acres of an Approximately 79 Acre Tract
<i>Proposed Land Use:</i>	Photovoltaic Solar Farm Expansion (East Nash PV3)
<i>Zoning District:</i>	A1 (Agricultural)
<i>LDP Classification:</i>	Suburban Growth Area
<i>Notice of Public Meeting:</i>	Mailed to Property Owners within 600' on May 6, 2020

Description of the Subject Property:

The subject property consists of an approximately 33.6 acre portion of an approximately 79 acre tract of land owned by the Bass Family, LLC and located at 1050 Bass Road, Nashville, NC 27856 in the A1 (Agricultural) Zoning District on the northeast side of the Town of Spring Hope.

The subject property includes an existing residential dwelling located along Bass Road as well as both wooded areas and areas previously used for agricultural crop production.

The site is located within the Tar-Pamlico River Basin, it is not located within a regulated floodplain or a designated watershed protection overlay district, and portions of the property include identified wetlands and riparian stream buffers that must be protected from disturbance.

The subject property is immediately adjacent to the proposed 46.8-megawatt (AC) East Nash PV1 photovoltaic solar farm located on N Old Franklin Road, which was authorized for development by Conditional Use Permit CU-200101 issued by the Board of Commissioners on February 3, 2020. This solar farm project area is split between Nash County's planning and zoning jurisdiction and the extraterritorial jurisdiction (ETJ) of the Town of Spring Hope and therefore has been approved by both jurisdictions.

Description of the Permit Amendment Request:

The original permit applicant, Fresh Air Energy XXIII LLC, has determined a need to expand the previously approved solar farm project area to include an approximately 33.6 acre portion of this immediately adjacent tract of land in order to accommodate additional solar panel arrays.

Therefore, the applicant has submitted a request on behalf of the property owner to amend Conditional Use Permit CU-200101 to include the additional project area, which is identified as East Nash PV3.

The expanded portion of the facility includes two separate fenced areas containing rows of ground-mounted solar panel arrays that slowly tilt throughout the daylight hours to track the movement of the sun. The western fenced area will be accessed from N Old Franklin Road through the previously approved portion of the solar farm, while the eastern fenced area will be accessed directly from Bass Road. The power generated by the facility will be sold to the local utility provider, Duke Energy Progress.

The proposed site plan depicts the location of "mandatory" 25' wide visual screening buffers (shown in green) in accordance with the adjoining incompatible land use screening requirements of UDO Article XI, Section 11-3, Subsection 11-3.3 (B) along portions of the northern and eastern project boundaries, where the facility will be located within 100 feet of an immediately adjacent residentially used property.

These screening buffers will consist of either planted or preserved natural vegetation meeting the applicable ordinance requirements. The developer has substituted additional evergreen understory trees for the ordinance prescribed canopy trees because they should provide a more effective visual screen at eye level over time.

The developer has also proposed additional "elective" screening (shown in pink) beyond the minimum requirements of the ordinance, which will consist of a row of evergreen trees to be planted along portions of the northern boundary of the project site. All screening buffers depicted on the approved site plan will be required to be installed or preserved as indicated.

Condition #5 attached to the previously issued Conditional Use Permit CU-200101 will be amended to note the required issuance of a Certificate of Compliance by the Nash County Environmental Health Division to ensure the protection of any existing on-site well or septic system serving the residential dwelling located on the subject property at 1050 Bass Road prior to the construction of the solar farm facility.

All other conditions previously attached to the conditional use permit shall remain in effect and shall apply to the subject property as well.

TRC Recommendation:

The Nash County Technical Review Committee (TRC) considered the request to amend Conditional Use Permit CU-200101 on April 30, 2020 and recommended **APPROVAL** based on the suggested conclusions with supporting findings of fact below.

Suggested Motions:

MOTION #1 – RECOMMEND CONCLUSIONS WITH SUPPORTING FINDINGS OF FACT:

*I move that the Nash County Planning Board recommends **Option 'A' or 'B' (choose one from below)** related to the request to amend Conditional Use Permit CU-200101 for consideration by the Nash County Board of Commissioners.*

Option 'A': Conclusions with Supporting Findings of Fact for APPROVAL:

- (1) The proposed development meets all the standards required by the Nash County Unified Development Ordinance, including the specific requirements of Article XI, Section 11-4, Subsection 11-4.72(a) for solar farm facilities because** the subject property is located in the A1 (Agricultural) Zoning District and the expanded East Nash PV3 portion of the solar farm facility is proposed to be constructed to the same design standards as the previously approved East Nash PV1 portion of the facility.
- (2) The proposed development will not materially endanger the public health or safety because** there is no evidence that the expanded East Nash PV3 portion of the solar farm facility will pose any unique threat not already considered in relation to the previously approved East Nash PV1 portion of the facility.
- (3) The proposed development will not substantially injure the value of adjoining or abutting property because** the applicant has submitted a revised appraisal impact assessment prepared for the entire expanded East Nash PV1 and PV3 solar farm facility by Richard C. Kirkland, Jr., MAI of Kirkland Appraisals, LLC dated April 16, 2020, which concludes that in his professional opinion, "the solar farm proposed at the subject property will have no impact on the value of adjoining or abutting property."
- (4) The proposed development will be in harmony with the area in which it is to be located because** the applicant has submitted a revised appraisal impact assessment prepared for the entire expanded East Nash PV1 and PV3 solar farm facility by Richard C. Kirkland, Jr., MAI of Kirkland Appraisals, LLC dated April 16, 2020, which concludes that in his professional opinion, "the proposed use is in harmony with the area in which it is located" due to the potential positive implications of solar farms for nearby residents including "protection from future development of residential developments or other more intrusive uses, reduced dust, odor and chemicals from former farming operations, protection from light pollution at night, it's quiet, and there is no traffic."
- (5) The proposed development will be in general conformity with the Nash County Land Development Plan because** the subject property is designated as Suburban Growth Area and solar farm facilities have previously been determined to be compatible with the Suburban Growth Area because they are a relatively low-intensity land use that does not require public infrastructure services (water supply or wastewater disposal) and that provides a renewable, sustainable alternative source of energy to benefit the community.

--- OR ---

Option 'B': Conclusions with Supporting Findings of Fact for DENIAL:

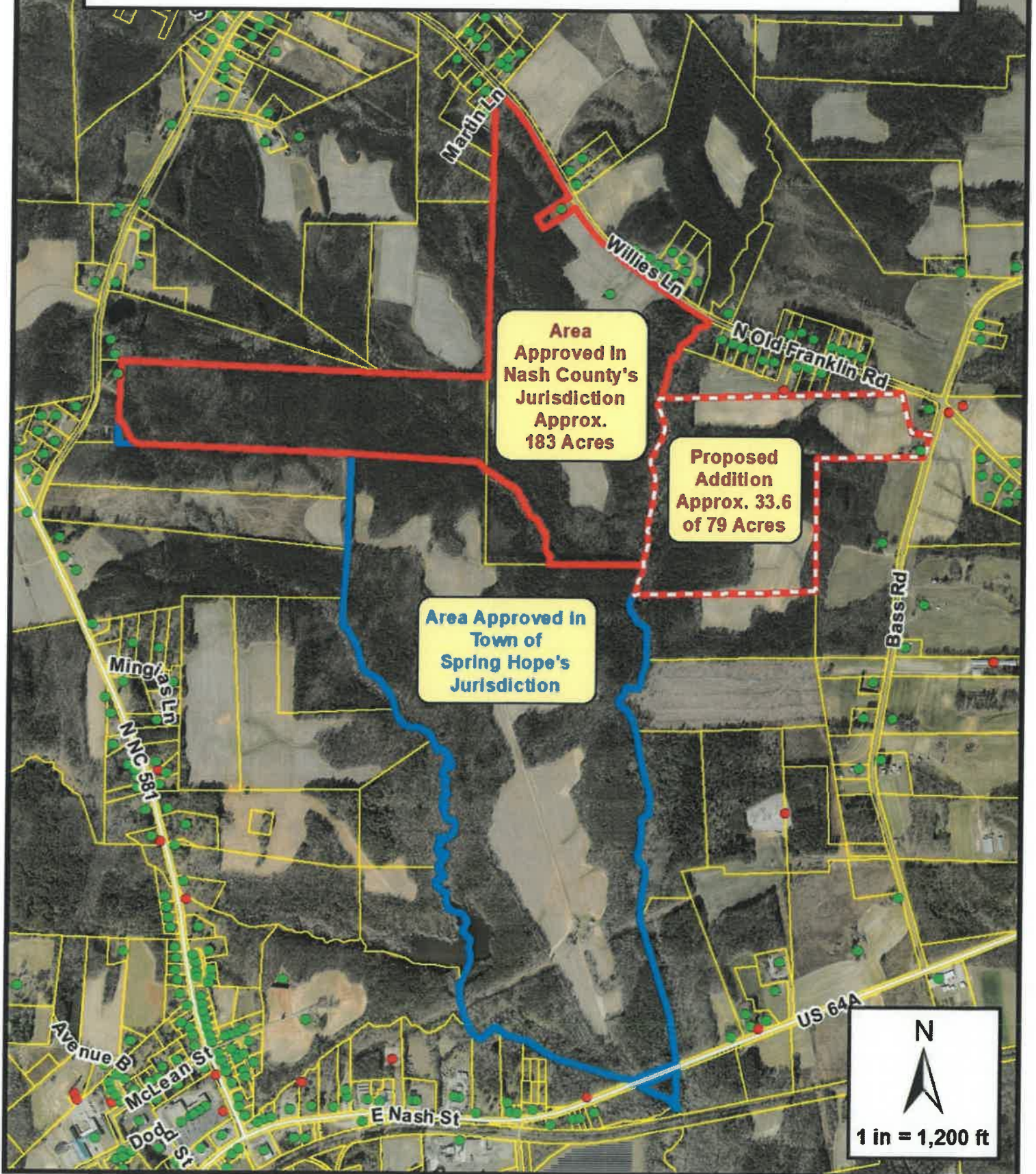
In order to deny the request to amend the conditional use permit, the Board needs only to identify any one or more of the applicable standards listed above that the proposed development would fail to satisfy and then adopt findings of fact to support that conclusion based upon the evidence and testimony presented at the public hearing.

MOTION #2 – RECOMMEND APPROVAL OR DENIAL OF THE CONDITIONAL USE PERMIT AMENDMENT:

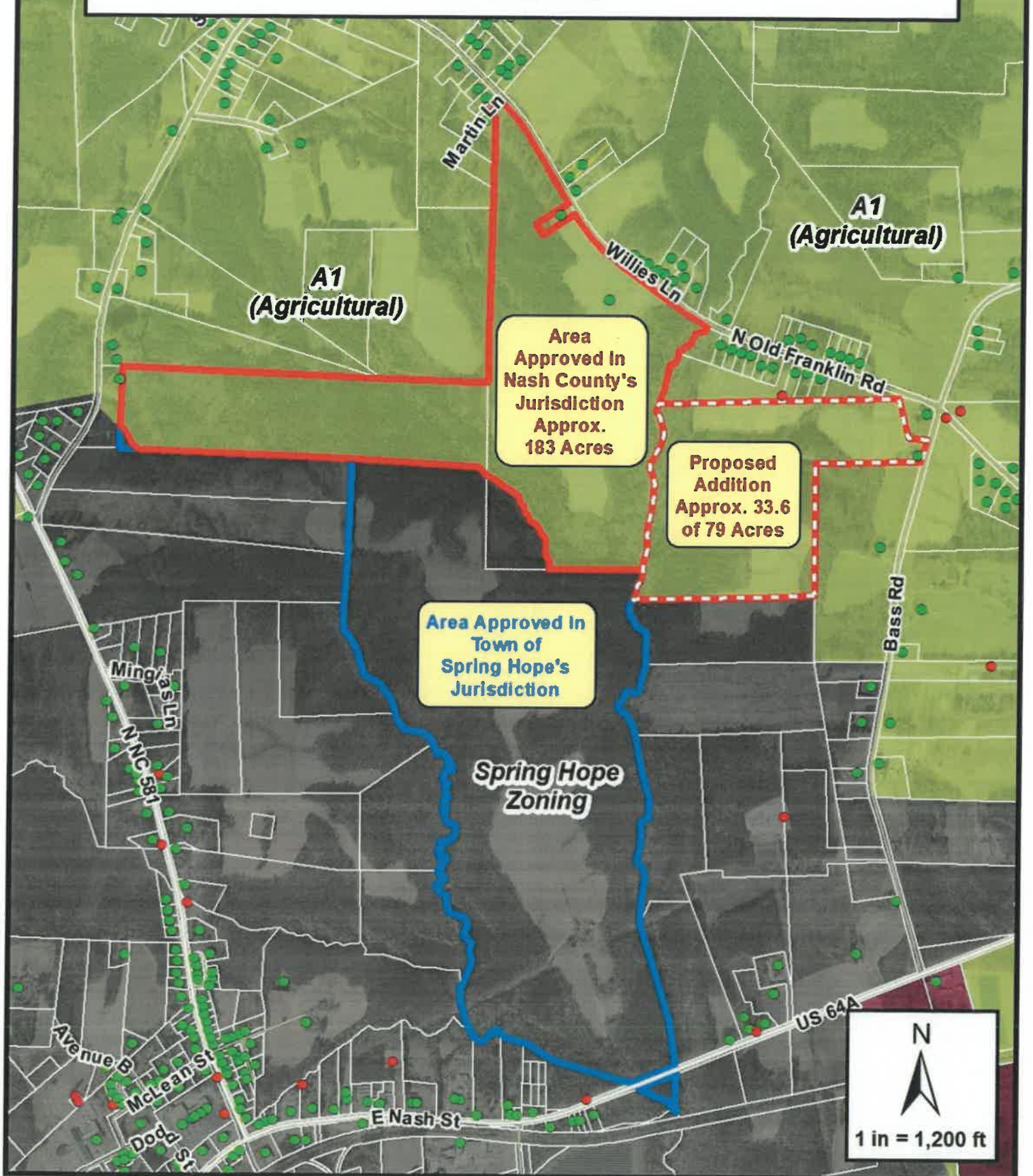
*I move that the Nash County Planning Board recommends **APPROVAL** or **DENIAL** (choose one) of the request to amend Conditional Use Permit CU-200101 to expand the previously approved East Nash PV1 photovoltaic solar farm to include the proposed East Nash PV3 addition for consideration by the Nash County Board of Commissioners, subject to the following addition to Condition #5:*

A Certificate of Compliance shall be issued by the Nash County Environmental Health Division prior to the construction of the solar farm facility in order to ensure the protection of any existing on-site well or septic system serving the residential dwelling located on the subject property at 1050 Bass Road, Nashville, NC 27856.

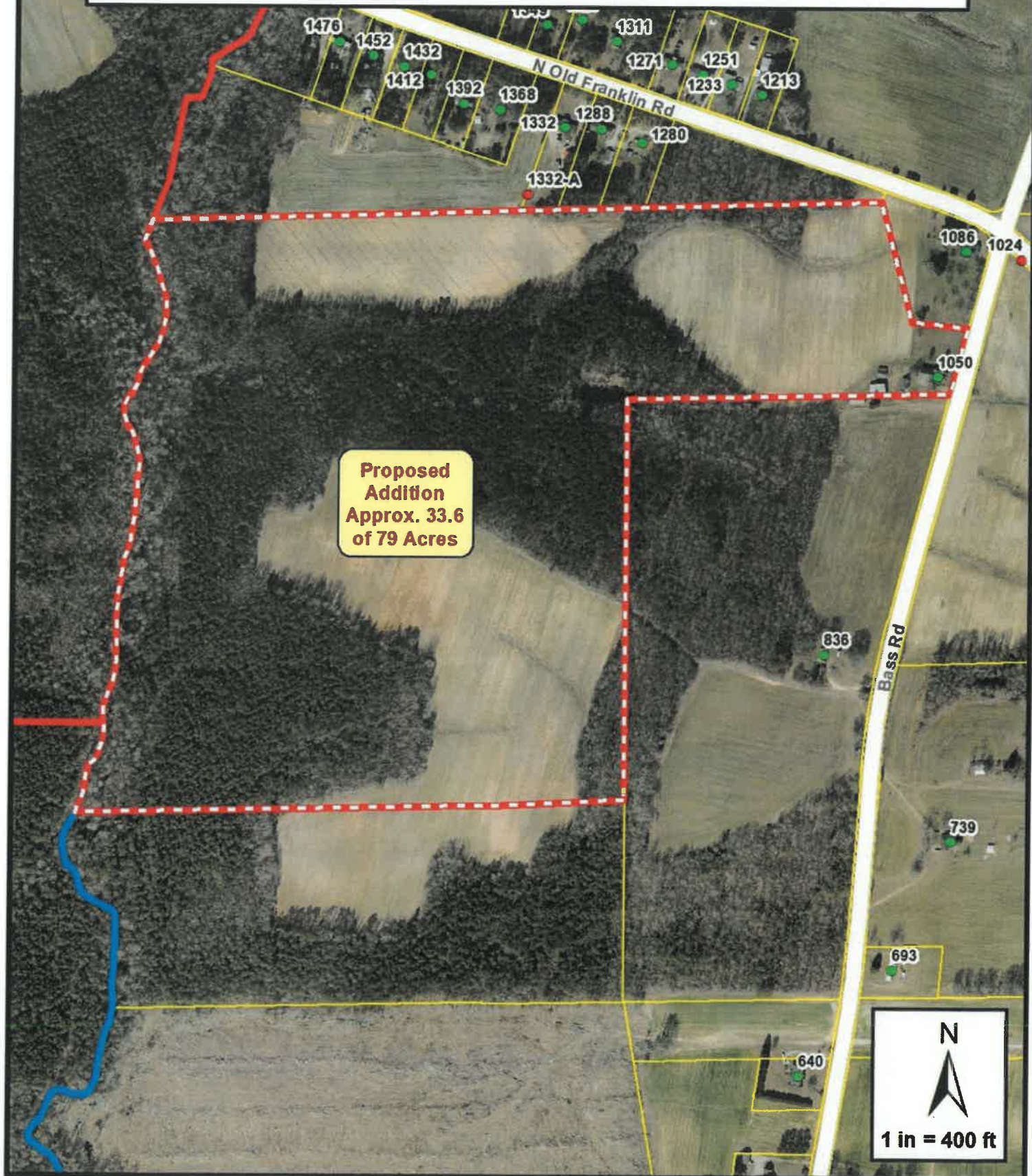
**Conditional Use Permit CU-200101
Amendment Request - East Nash PV1 & PV3 Solar Farm
Aerial Photograph**



**Conditional Use Permit CU-200101
Amendment Request - East Nash PV1 & PV3 Solar Farm
Zoning Map**



**Conditional Use Permit CU-200101
Amendment Request - East Nash PV1 & PV3 Solar Farm
Aerial Photograph**



NASH COUNTY PLANNING BOARD
GENERAL REZONING REQUEST – STAFF REPORT

File Number: Z-200501 (General Rezoning Request)

Applicant / Property Owner: C. T. Williams Corporation (Cecil T. Williams, Jr.)

Location: Both Sides of Stoney Hill Church Rd & Chapman Rd, East Side of Juniper Rd

Tax ID #: PIN # 277500703148 / PARID # 335110 (Approx. 12 Acres)
PIN # 277500803410 / PARID # 001323 (Approx. 11 Acres)
PIN # 277500819743 / PARID # 001342 (Approx. 58 Acres)

Area to be Rezoned: Approximately 81 Acres (Total)

Current Zoning District: R-40 (Single-Family Residential) &
RA-30 (Single-Family Residential)

Proposed Zoning District: RA-20 (Medium Density Residential)

LDP Classification: Suburban Growth Area

Notice of Public Meeting: Mailed to Property Owners within 600' on May 6, 2020

Description of the Subject Property:

The subject property consists of three separate tracts of land acquired by the C. T. Williams Corporation on February 6, 2020 that total approximately 81 acres and are located on both sides of Stoney Hill Church Road, both sides of Chapman Road, and the east side of Juniper Road. The site is located northeast of the Town of Bailey in the area known as the Green Pond Community.

The approximately 12 acre tract located between Juniper Road and Chapman Rd was previously part of a larger, approximately 24 acre parcel rezoned by the Board of Commissioners to the RA-30 (Single-Family Residential) Zoning District on October 7, 2019 (Case File #Z-190601.)

That parcel was subsequently subdivided on February 11, 2020 to create Phase I of the Williams Ridge Subdivision, which includes 16 new residential lots along the already existing public road rights-of-way and one common area lot. Building permits for the construction of new single-family dwellings on seven of the lots have either been issued or are ready to be issued at this time.

This subdivision utilized the cluster development option, meaning that although the standard minimum lot area required by the RA-30 Zoning District is normally 30,000 square feet, these lots were only required to include a minimum lot area of 20,000 square feet each, provided that the land that would have otherwise been included in the private residential lots was set aside in the common area lot for the shared use of all the lot owners.

The other two subject tracts (approximately 11 acres and 58 acres) are included in the large R-40 (Single-Family Residential) Zoning District that characterizes most of the surrounding area.

The subject property is mostly undeveloped and previously used for agricultural crop production with the exception of an existing residential dwelling located at 3326 Stoney Hill Church Road.

The site is located within the Neuse River Basin, it is not located within a regulated floodplain, and portions of it may potentially be impacted by riparian stream buffers. The site is also located in the WS-III-BW Watershed Protection Overlay District, meaning that no lots intended for single-family residential use may be subdivided with less than 20,000 square feet of area for water quality protection purposes, regardless of the zoning classification.

Description of the Rezoning Request:

The property owner has now submitted General Rezoning Request Z-200501 in order to rezone the subject property from R-40 (Single-Family Residential) and RA-30 (Single-Family Residential) to RA-20 (Medium Density Residential).

The RA-20 (Medium Density Residential) Zoning District is “*primarily intended to accommodate single-family detached dwellings in areas where public water and/or public sewer services are available or where soil characteristics allow for medium-density development*” (UDO Article IX, Section 9-1, Subsection 9-1.2 E1.)

Approval of the requested rezoning would have three primary impacts on the subject property:

- (1) It would increase the permitted residential development density by reducing the allowable minimum lot area from the currently required 30,000 and 40,000 square feet per lot to 20,000 square feet per lot.**
- (2) The following nine land uses, which are currently permitted for development under some circumstances in either one or both of the current zoning districts, would no longer be permitted for potential development under the proposed new zoning district: double-wide (Class A) manufactured homes, rural family occupations, radio or communication towers over 60’ in height, solar farms, non-hazardous solid waste disposal collection sites, utility field offices, water treatment plants, horse shows, and/or turkey shoots. (See the included excerpt from UDO Article IX, Section 9-3, Table 9-3-1.)**
- (3) The subject property would no longer be eligible for subdivision using the cluster development option, both because that option was amended by the Board of Commissioners on September 23, 2019 (Case File #A-190902) to no longer permit the clustering of residential subdivision lots to sizes less than 20,000 square feet and because the requirements of the WS-III-BW Watershed Protection Overlay District do**

not permit the subdivision of lots intended for single-family residential use with less than 20,000 square feet of area each for water quality protection purposes.

Land Development Plan Consistency:

General Rezoning Request Z-200501 is consistent with the recommendations of the Nash County Land Development Plan (LDP) because:

- (1) The LDP designates the subject property as Suburban Growth Area.
- (2) The LDP supports the rezoning of property located within the Suburban Growth Area to either the RA-30 (Single-Family Residential) or the RA-20 (Medium Density Residential) Zoning Districts where public water service is available and where the soil conditions are suitable to accommodate the installation of on-site septic systems.
- (3) The subject property has access to Nash County public water service via existing four-inch waterlines installed along the immediately adjacent Stoney Hill Church Road and Chapman Road public rights-of-way as well as a two-inch waterline recently installed by the property owner along the Juniper Road public right-of-way. Furthermore, the Nash County Public Utilities Department has determined that the existing water system has sufficient capacity to accommodate the residential development of the subject property at the proposed density.
- (4) The soil conditions of the majority of the subject property as observed by the Nash County Environmental Health Division appear generally sandy, well drained, and favorable for the installation of on-site septic systems.
- (5) Permitting higher density residential development will help to accommodate the significant residential growth anticipated by the LDP for the Suburban Growth Area.

However, the LDP leaves the decision regarding the appropriate development density (either RA-30 or RA-20) to the discretion of the Board of Commissioners on a case-by-case basis, subject to the consideration of the specific characteristics of each particular site.

It should also be noted that the LDP is an advisory document providing general guidance for land development decisions, but the Board of Commissioners is not obligated to approve a development request simply because it is consistent with the recommendations of the plan, especially if it determines that a request is not reasonable, not in the public interest, or incompatible with the specific characteristics of a particular site.

Spot Zoning Analysis:

General Rezoning Request Z-200501 could be considered “spot zoning” because the property would become the only land in the general area to be subject to the higher density dimensional standards of the RA-20 (Medium Density Residential) Zoning District.

Approval of the request could be considered reasonable “spot zoning” because:

- (1) The large size of the subject property (totaling approximately 81 acres) demonstrates that approval of the request will establish a new zoning district within which multiple residential lots may be subdivided, rather than creating a single, small, isolated area.
- (2) The subject property has unique access to existing public water service and its soil conditions are favorable for the installation of on-site septic systems.
- (3) The request is consistent with the recommendations of the Nash County Land Development Plan as established above.
- (4) The subject property already is and will continue to be zoned for residential use.
- (5) The RA-20 (Medium Density Residential) Zoning District will allow higher density residential development, however, it is also more restrictive in terms of permitted land uses than either of the two current zoning districts.

Alternatively, approval of the request could be considered unreasonable “spot zoning” because:

- (1) The reduced minimum lot area requirement (20,000 square feet per lot) and the directly related increased residential development density permitted by the proposed RA-20 (Medium Density Residential) Zoning District may be determined to be incompatible with the predominantly rural and low-density development conditions of the surrounding area.

TRC Recommendation:

The Nash County Technical Review Committee (TRC) considered General Rezoning Request Z-200501 on April 30, 2020 and recommended **DENIAL** based on:

- (1) The previous **DENIAL** by the Board of Commissioners on October 7, 2019 of a request to rezone a 24 acre tract (including the approximately 12 acre tract which is the subject of the current request) to the proposed RA-20 (Medium Density Residential) Zoning District, **due to the Board’s determination that the RA-30 (Single-Family Residential) Zoning District was more appropriate and compatible with the predominantly rural and low-density development conditions of the surrounding area** (Case File #Z-190601.)
- (2) The previous **DENIAL** by the Board of Commissioners on December 2, 2019 of a request to rezone four tracts totaling approximately 163 acres (including the approximately 11 and 58 acre tracts which are the subject of the current request) to the RA-30 (Single-Family Residential) Zoning District, **due to the Board’s determination that the request was not**

reasonable at that time until the adjacent 24 acre tract previously rezoned to the RA-30 Zoning District was further developed in order to demonstrate its compatibility with the surrounding area (Case File #Z-191101.) It should be noted that the Board of Commissioners reviewed an approved preliminary plan for Phases I & II of the Williams Ridge Subdivision at the time of that decision.

Additionally, the N.C. Department of Transportation District Engineer notes that the issuance of residential driveway permits for new lots subdivided along Chapman Road is currently dependent upon the developer's previous proposal to both widen and pave the existing public road right-of-way.

Suggested Motions:

MOTION #1 – RECOMMEND A CONSISTENCY STATEMENT:

*I move that the Nash County Planning Board recommends **Consistency Statement 'A' or 'B'** (choose one from below) related to General Rezoning Request Z-200501 for consideration by the Nash County Board of Commissioners.*

Consistency Statement 'A' (For APPROVAL):

General Rezoning Request Z-200501 is:

- (1) Reasonable and in the public interest.
- (2) Consistent with the recommendations of the Nash County Land Development Plan (LDP) because:
 - (a) The LDP designates the subject property as Suburban Growth Area.
 - (b) The LDP supports the rezoning of property located within the Suburban Growth Area to either the RA-30 (Single-Family Residential) or the RA-20 (Medium Density Residential) Zoning Districts where public water service is available and where the soil conditions are suitable to accommodate the installation of on-site septic systems.
 - (c) The subject property has access to Nash County public water service via existing four-inch waterlines installed along the immediately adjacent Stoney Hill Church Road and Chapman Road public rights-of-way as well as a two-inch waterline recently installed by the property owner along the Juniper Road public right-of-way. Furthermore, the Nash County Public Utilities Department has determined that the existing water system has sufficient capacity to accommodate the residential development of the subject property at the proposed density.
 - (d) The soil conditions of the majority of the subject property as observed by the Nash County Environmental Health Division appear generally sandy, well drained, and favorable for the installation of on-site septic systems.
 - (e) Permitting higher density residential development will help to accommodate the significant residential growth anticipated by the LDP for the Suburban Growth Area.
- (3) Reasonable "spot zoning" because:
 - (a) The large size of the subject property (totaling approximately 81 acres) demonstrates that approval of the request will establish a new zoning district within which multiple residential lots may be subdivided, rather than creating a single, small, isolated area.

- (b) The subject property has unique access to existing public water service and its soil conditions are favorable for the installation of on-site septic systems.
- (c) The request is consistent with the recommendations of the Nash County Land Development Plan as established above.
- (d) The subject property already is and will continue to be zoned for residential use.
- (e) The RA-20 (Medium Density Residential) Zoning District will allow higher density residential development, however, it is also more restrictive in terms of permitted land uses than either of the two current zoning districts.

--- OR ---

Consistency Statement 'B' (For DENIAL):

General Rezoning Request Z-200501 is:

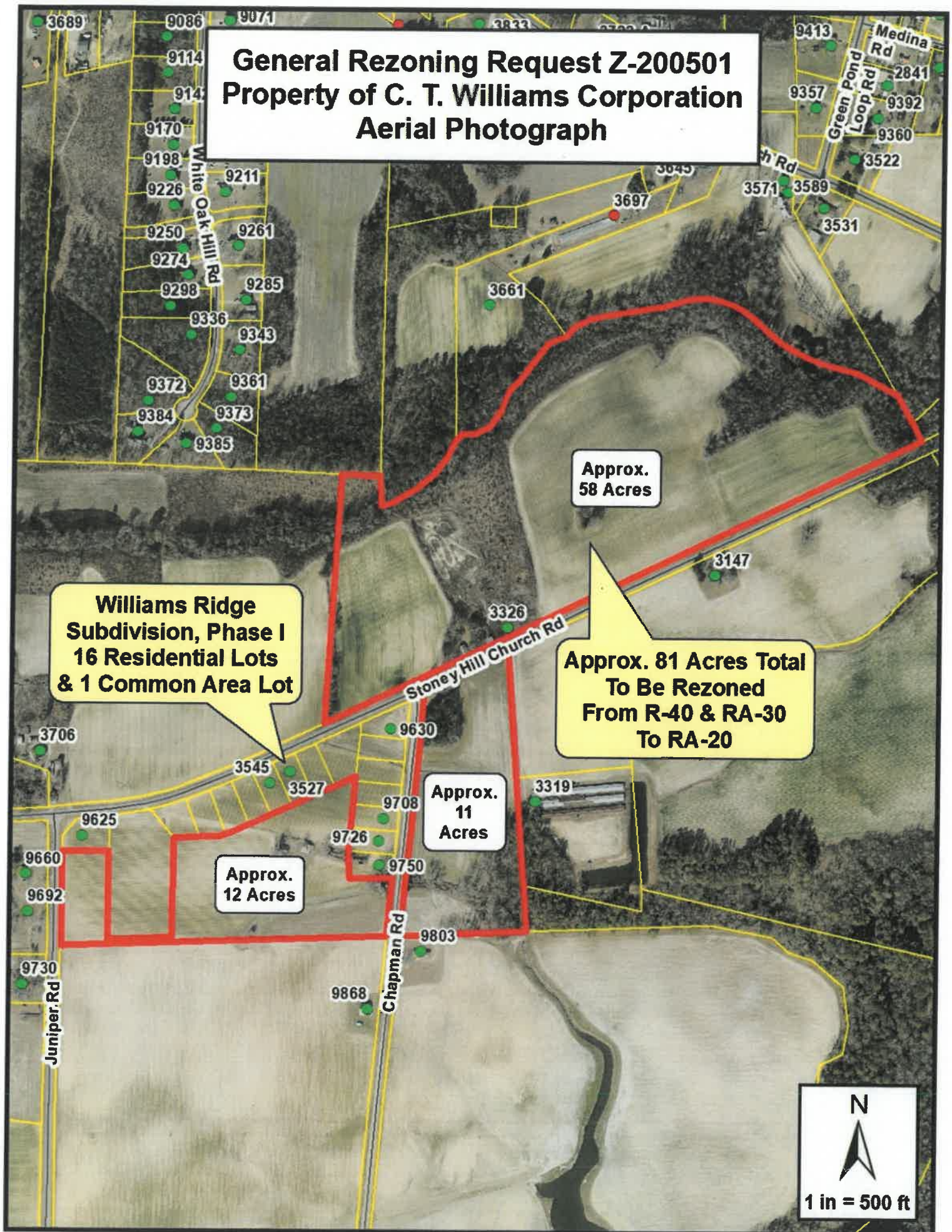
- (1) Not reasonable or in the public interest at this time because approval of the request would be inconsistent with the following previous actions of the Board of Commissioners:
 - (a) The previous denial on October 7, 2019 of a request to rezone a 24 acre tract (including the approximately 12 acre tract which is the subject of the current request) to the proposed RA-20 (Medium Density Residential) Zoning District, due to the Board's determination that the RA-30 (Single-Family Residential) Zoning District was more appropriate and compatible with the predominantly rural and low-density development conditions of the surrounding area (Case File #Z-190601.)
 - (b) The previous denial on December 2, 2019 of a request to rezone four tracts totaling approximately 163 acres (including the approximately 11 and 58 acre tracts which are the subject of the current request) to the RA-30 (Single-Family Residential) Zoning District, due to the Board's determination that the request was not reasonable at that time until the adjacent 24 acre tract previously rezoned to the RA-30 Zoning District was further developed in order to demonstrate its compatibility with the surrounding area (Case File #Z-191101.)
- (2) Consistent with the recommendations of the Nash County Land Development Plan (LDP) because:
 - (a) The LDP designates the subject property as Suburban Growth Area.
 - (b) The LDP supports the rezoning of property located within the Suburban Growth Area to either the RA-30 (Single-Family Residential) or the RA-20 (Medium Density Residential) Zoning Districts where public water service is available and where the soil conditions are suitable to accommodate the installation of on-site septic systems.
 - (c) The subject property has access to Nash County public water service via existing four-inch waterlines installed along the immediately adjacent Stoney Hill Church Road and Chapman Road public rights-of-way as well as a two-inch waterline recently installed by the property owner along the Juniper Road public right-of-way. Furthermore, the Nash County Public Utilities Department has determined that the existing water system has sufficient capacity to accommodate the residential development of the subject property at the proposed density.
 - (d) The soil conditions of the majority of the subject property as observed by the Nash County Environmental Health Division appear generally sandy, well drained, and favorable for the installation of on-site septic systems.

- (e) Permitting higher density residential development will help to accommodate the significant residential growth anticipated by the LDP for the Suburban Growth Area. However, the LDP leaves the decision regarding the appropriate development density (either RA-30 or RA-20) to the discretion of the Board of Commissioners on a case-by-case basis and, in this particular case, the Board has determined that the residential development permitted by the requested RA-20 (Medium Density Residential) Zoning District would be too dense to be compatible with the predominantly rural and low-density development conditions of the surrounding area.
- (3) Unreasonable "spot zoning" because:
- (a) The reduced minimum lot area requirement (20,000 square feet per lot) and the directly related increased residential development density permitted by the proposed RA-20 (Medium Density Residential) Zoning District would be incompatible with the predominantly rural and low-density development conditions of the surrounding area.
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MOTION #2 – RECOMMEND APPROVAL OR DENIAL OF THE ZONING MAP AMENDMENT:

*I move that the Nash County Planning Board recommends **APPROVAL or DENIAL (choose one)** of General Rezoning Request Z-200501 to rezone approximately 81 acres located on both sides of Stoney Hill Church Road, both sides of Chapman Road, and the east side of Juniper Road from R-40 (Single-Family Residential) and RA-30 (Single-Family Residential) to RA-20 (Medium Density Residential) for consideration by the Nash County Board of Commissioners.*

General Rezoning Request Z-200501
Property of C. T. Williams Corporation
Aerial Photograph



General Rezoning Request Z-200501
Property of C. T. Williams Corporation
Zoning Map

R-40 (Residential)
 Approx. 58 Acres

Williams Ridge Subdivision, Phase I
16 Residential Lots & 1 Common Area Lot

RA-30 - CD (Cluster Development)
RA-30 (Residential)
 Approx. 12 Acres

Approx. 11 Acres

Approx. 81 Acres Total To Be Rezoned From R-40 & RA-30 To RA-20

White Oak Hill Rd
 Stoney Hill Church Rd
 Chapman Rd
 Juniper Rd
 Medina Rd
 Green Pond Loop Rd

3689, 9086, 9071, 9222, 9413, 9357, 2841, 9392, 9360, 3522, 3571, 3589, 3531, 3697, 3645, 3661, 3326, 3147, 3319, 9630, 9701, 9726, 9750, 9803, 9868, 3706, 9625, 9660, 9692, 9730, 3545, 3527, 9211, 9261, 9285, 9343, 9361, 9373, 9385, 9250, 9274, 9298, 9336, 9372, 9384

N
 1 in = 500 ft

N



1 in = 500 ft

**General Rezoning Request Z-200501
Property of C. T. Williams Corporation
Land Development Plan Map**

**SUBURBAN
GROWTH AREA**

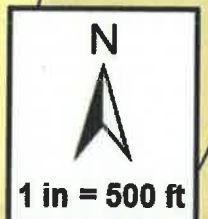
Approx.
58 Acres

**Williams Ridge
Subdivision, Phase I
16 Residential Lots
& 1 Common Area Lot**

**Approx. 81 Acres Total
To Be Rezoned
From R-40 & RA-30
To RA-20**

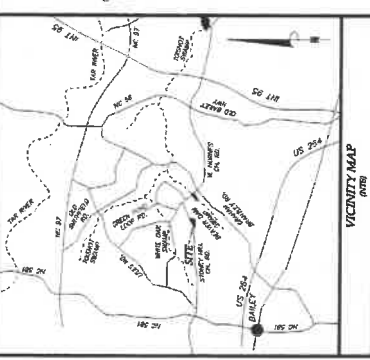
Approx.
11
Acres

Approx.
12 Acres



SITE DATA

PIN: 277500703148
 TOTAL = 105,648 SF = 2.35 AC
 PROPOSED LOTS = 16
 LOT AREA = 34,392 SF (7.86 AC)
 REMAINDER OF TRACT FOR FUTURE DEVELOPMENT = 53,954 SF (12.33 AC)
 COMMON AREA/ OPEN SPACE = 144,808 SF (3.32 AC)
 REMAINDER OF TRACT FOR FUTURE DEVELOPMENT = 144,808 SF (3.32 AC)
 REMAINDER OF TRACT FOR FUTURE DEVELOPMENT = 144,808 SF (3.32 AC)



L & F FARMS, LLC
 DB 2548 PG 973
 ZONED: R-40 (RESIDENTIAL)
 PIN: 277500815272
 PARCEL: 001339
 EXISTING LAND USE: AGRICULTURAL

L & F FARMS, LLC
 DB 2548 PG 973
 ZONED: R-40 (RESIDENTIAL)
 PIN: 277500815272
 PARCEL: 001339
 EXISTING LAND USE: AGRICULTURAL

L & F FARMS, LLC
 DB 2548 PG 973
 ZONED: R-40 (RESIDENTIAL)
 PIN: 277500815272
 PARCEL: 001339
 EXISTING LAND USE: AGRICULTURAL

L & F FARMS, LLC
 DB 2548 PG 973
 ZONED: R-40 (RESIDENTIAL)
 PIN: 277500815272
 PARCEL: 001339
 EXISTING LAND USE: AGRICULTURAL

L & F FARMS, LLC
 DB 2548 PG 973
 ZONED: R-40 (RESIDENTIAL)
 PIN: 277500815272
 PARCEL: 001339
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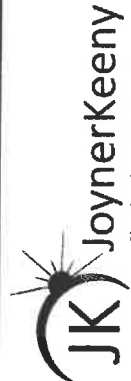
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Joynerkeny
 Planning, Surveying & Engineering
 1051 North Winstead Avenue - P.O. Box 7533
 Rocky Mount, North Carolina 27804
 North Carolina Firm Number P-0551
 Office: 252.977.3124 Fax: 252.963.6026
 www.joynerkeny.com

Major Final Plat for: **Williams Ridge Phase I** Storey Hill Church Road Nash County, North Carolina

OWNER:
 C.T. WILLIAMS CORPORATION
 180 JORDAN ROAD
 ALBANY, NC 28822
 PHONE: (252) 285-1121



DATE	BY	DATE	BY
DRAWN BY: NSE	CHECKED BY: MLK	DATE:	DATE:
DWG#: Bailey Phase I Major Subdivision, 25297511.dwg			
JOB NO:	197528A	SHEET NO:	2 of 2

Line #	Bearing	Distance
L1	N 01° 17' 24" W	24.45'
L2	N 42° 00' 30" E	94.37'
L3	N 85° 26' 06" E	26.61'

Curve #	Chord	Radius
C1	N 07° 15' 56" W	46.03
C2	N 07° 37' 39" E	4.86
C3	N 00° 31' 41" W	41.18
C4	N 07° 34' 28" E	316.65
C5	N 87° 38' 35" E	140.67
C6	N 75° 37' 40" E	156.40
C7	N 89° 17' 32" E	20.32

SR 1978 - 60' R/W
CHAPMAN RD.

REMAINDER OF TRACT FOR FUTURE DEVELOPMENT

C.T. WILLIAMS CORPORATION
 DB 3032 PG 844
 ZONED: RA-30
 (RESIDENTIAL)
 PIN: 277500703148
 PARCEL: 001348
 EXISTING LAND USE: AGRICULTURAL

EXISTING LAND USE: AGRICULTURAL

CARSON B. BARNES
 DB 445 PG 287
 ZONED: RA-30
 (RESIDENTIAL)
 PIN: 277400780550
 PARCEL: 107242
 EXISTING LAND USE: AGRICULTURAL

EXISTING LAND USE: AGRICULTURAL

HORACE RAY EATON
 DB 2419 PG 20
 ZONED: R-40 (RESIDENTIAL)
 PIN: 27740058338
 PARCEL: 107174
 EXISTING LAND USE: AGRICULTURAL

EXISTING LAND USE: AGRICULTURAL



02/27/2020
 [Signature]

UDO Table 9-3-1: Table of Permitted Uses (Excerpt)

Land Use Type	Ref. SIC	Zoning District		
		R-40	RA-30	RA-20
AGRICULTURAL USES				
Agricultural Production (Crops)	0100	P	P	P
Agricultural Production (Livestock)	0200	P	P	P
Forestry	0810	P	P	P
RESIDENTIAL USES				
Bed and Breakfast	7011	S	S	S
Family Care Home	0000	P	P	P
Modular Home	0000	P	P	P
Manufactured Home, Class A	0000	P		
Patio Homes	0000	D	D	P
Single-Family Detached Dwelling	0000	P	P	P
ACCESSORY USES AND STRUCTURES				
Accessory Uses and Structures (Customary)	0000	P	P	P
Emergency Shelter	0000	P	P	P
Home Occupation	0000	D	D	D
Rural Family Occupation	0000	S		
Satellite Dish Antenna	0000	D	D	D
Swimming Pool	0000	D	D	D
RECREATIONAL USES				
Athletic Fields	0000	S	S	S
Club	8640	S	S	S
Country Club with Golf Course	7997	S	S	S
Golf Course	7992	S	S	S
Public Park or Recreational Facility, Other	7990	D	D	D
Swim and Tennis Club	7997	S	S	S
EDUCATIONAL AND INSTITUTIONAL USES				
Cemetery or Mausoleum	0000	P	P	P
Church	8661	D	D	D
Day Care Center, Adult and Child	8320	S	S	S
Elementary or Secondary School	8211	P	P	P
Fire Station	9224	P	P	P
Library	8231	S	S	S
Nursing and Convalescent Home	8050	S		S
Law Enforcement Station	9221	P	P	P
TRANSPORTATION, WAREHOUSING, AND UTILITIES				
Radio or Communication Tower Under 60' in Height	0000	P	P	P
Radio or Communication Tower Over 60' in Height	0000	S	S	
Solar Farm	0000	C		
Solid Waste Disposal (Non-Hazardous), Collection Sites, Convenience Centers, and Transfer Sites	4953	C		
Utility Field Office (Government Owned)	0000	S		
Utility Lines	0000	P	P	P

P = Use permitted by Zoning Permit
 D = Use permitted by Zoning Permit with development standards
 S = Special Use Permit required
 C = Conditional Use Permit required

UDO Table 9-3-1: Table of Permitted Uses (Excerpt)

Land Use Type	Ref. SIC	Zoning District		
		R-40	RA-30	RA-20
Utility Related Appurtenances, Substation	0000	D	D	D
Water Treatment Plant, Government Owned or Operated	0000	D		
OTHER USES				
Automobile Parking On Same Lot As Principal Use	0000	P	P	P
Horse Shows	7999	D		
Temporary Construction, Storage or Office; Real Estate Sales or Rental Office (With Concurrent Building Permit for Permanent Building)	0000	P	P	P
Temporary Hardship Manufactured Home	0000	S	S	S
Temporary Commercial Construction Office	0000	D	D	D
Temporary Construction/Repair Residence	0000	S	S	S
Temporary Emergency Repair Residence	0000	D	D	D
Turkey Shoots	0000	D		

P = Use permitted by Zoning Permit
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 S = Special Use Permit required
 C = Conditional Use Permit required

NASH COUNTY PLANNING BOARD
GENERAL REZONING REQUEST – STAFF REPORT

File Number: Z-200502 (General Rezoning Request)

Applicant / Property Owner: C. T. Williams Corporation (Cecil T. Williams, Jr.) and
Fairfield Realty Down East, LLC (Cecil T. Williams, Jr.)

Location: Both Sides of Jordan Road

Tax ID #: PIN # 373700415380 / PARID # 330935 (Approx. 44 Acres)
PIN # 373700508927 / PARID # 108021 (Approx. 22 Acres)

Area to be Rezoned: Approximately 66 Acres (Total)

Current Zoning District: R-20 (Medium Density Residential) &
R-20-CU (Medium Density Residential Conditional Use)

Proposed Zoning District: R-10 (High Density Residential)

LDP Classification: Suburban Growth Area

Notice of Public Meeting: Mailed to Property Owners within 600' on May 6, 2020

Description of the Subject Property:

The subject property consists of two adjacent tracts of land owned by the C. T. Williams Corporation and Fairfield Realty Down East, LLC that total approximately 66 acres and are located on both sides of Jordan Road between the Rocky Mount-Wilson Regional Airport to the west and the Town of Sharpsburg to the east.

The approximately 22 acre eastern tract was previously rezoned by the Board of Commissioners to the R-20 (Medium Density Residential) Zoning District on January 8, 2007 (Case File #Z-060401). It is west of and immediately adjacent to Phases I – IV of the William's Meadows Subdivision. Phases I – III (17 lots) were developed initially with a minimum required lot size of 30,000 square feet per lot and Phase IV (2 lots) was developed later with a minimum required lot size of 20,000 square feet per lot.

The approximately 44 acre western tract was previously rezoned by the Board of Commissioners to the R-20-CU (Medium Density Residential Conditional Use) Zoning District on October 1, 2018 (Case File #CU-180901) subject to attached conditions that specifically exclude the potential development of three land uses (boarding and rooming houses, congregate care facilities, and/or manufactured home parks) on the subject property as well as prohibit the use of individual sewage grinder pump stations to provide sewer service to any future lots subdivided for residential use.

The rezoned parcel was subsequently subdivided on July 8, 2019 to create Phase I of the Worthington Farm Subdivision, which includes nine residential lots along the north side of Jordan Road with a minimum required lot size of 20,000 square feet per lot. Nine new single-

family dwellings served by private, individual on-site septic systems have recently been constructed on each of those lots.

On February 17, 2020 the Planning Board, at the request of the applicant, reviewed and approved a major subdivision plat for an adjacent Phase II expansion of the Worthington Farm Subdivision which would include 17 proposed new residential lots to be developed on the subject property along both sides of Jordan Road with a minimum required lot size of 20,000 square feet per lot.

The developer proposed to provide municipal sewer service to each of the new lots through an existing utility agreement with the Town of Sharpsburg to connect to an existing sewer force main line located within the Jordan Road right-of-way. Instead of the previously proposed installation of sewage grinder pump stations on each individual lot, the agreement has been amended to permit the installation of septic tank effluent pump (S.T.E.P.) stations on each individual lot in order to facilitate their connection to the pressurized sewer force main line. Once installed, the Town of Sharpsburg has agreed to own, operate, maintain, repair, and replace (as needed) the S.T.E.P. stations and related sewer line connections.

The applicant has chosen not to pursue this subdivision plan at this time, pending the outcome of this rezoning request.

The subject property is undeveloped and includes both wooded areas and areas previously used for agricultural crop production. The site is located within the Tar-Pamlico River Basin, it is not located within a regulated floodplain or a designated watershed protection overlay district, and portions of it may potentially be impacted by riparian stream buffers, particularly along the easternmost boundary. The site is located in the AO-H Horizontal Airport Height Limitation Zone due to its proximity to the Rocky Mount-Wilson Regional Airport and any structures developed on the property would be subject to a height limitation of no more than approximately 166 feet above the ground elevation, which should not directly affect typical residential structures.

Description of the Rezoning Request:

The property owners have now submitted General Rezoning Request Z-200502 in order to rezone the subject property from R-20 (Medium Density Residential) and R-20-CU (Medium Density Residential Conditional Use) to R-10 (High Density Residential).

The R-10 (High Density Residential) Zoning District is "*primarily intended to accommodate single-family detached dwellings, Class A manufactured homes, two-family dwellings, manufactured home parks, and multi-family dwellings at relatively high densities in areas where public water, sewer, and other urban services are available*" (UDO Article IX, Section 9-1, Subsection 9-1.2 H.)

Approval of the requested rezoning would have three primary impacts on the subject property:

- (1) It would increase the permitted residential development density by reducing the allowable minimum lot area by half from the currently required 20,000 square feet per lot to 10,000 square feet per lot and by reducing the required minimum lot width from 100 feet per lot to 75 feet per lot.**
- (2) It would remove the specific zoning conditions currently applicable to the approximately 44 acre western tract, meaning that the three previously excluded land uses (boarding and rooming houses, congregate care facilities, and/or manufactured home parks) could potentially be permitted for development on the entire subject property and the use of individual sewage grinder pump stations would no longer be prohibited.**
- (3) The following three land uses, which are not permitted for development in the current R-20 Zoning District, would become permitted land uses on the subject property under the new R-10 Zoning District: group care facilities, multi-family dwellings (including apartments and condominiums), and/or townhouse dwellings. (See the included excerpt from UDO Article IX, Section 9-3, Table 9-3-1.)**

The applicant had previously intended to subdivide the subject property into 10,000 square foot lots using the cluster development option and designating a common area lot for the shared use of all the lot owners, however, this site is no longer eligible for that particular option since it was amended by the Board of Commissioners on September 23, 2019 (Case File #A-190902) to no longer permit the clustering of residential subdivision lots to sizes less than 20,000 square feet.

Land Development Plan Consistency:

General Rezoning Request Z-200502 is consistent with most of the recommendations of the Nash County Land Development Plan (LDP) because:

- (1) The LDP designates the subject property as Suburban Growth Area.
- (2) The LDP supports rezoning of property located within the Suburban Growth Area for higher density residential development with minimum required lot sizes smaller than 20,000 square feet where both public water and public sewer services are available.
- (3) The subject property has access to Nash County public water service via an existing four-inch waterline installed along the immediately adjacent Jordan Road public right-of-way.
- (4) The subject property has potential access to Town of Sharpsburg municipal sewer service via an existing sewer force main line installed along the immediately adjacent Jordan Road public right-of-way through a recently amended utility agreement between the applicant and the town permitting the connection of up to 25 lots using individual septic tank effluent pump (S.T.E.P.) stations as well as the connection of up to 75 additional lots to be served by a proposed new sewage lift/pump station.

- (5) Permitting higher density residential development will help to accommodate the significant residential growth anticipated by the LDP for the Suburban Growth Area.

However, General Rezoning Request Z-200502 is not consistent with one other recommendation of the Nash County Land Development Plan (LDP) because:

- (1) The LDP recommends the potential use of buffers and/or other design features when permitting higher density residential development with minimum required lot sizes smaller than 20,000 square feet on property located within the Suburban Growth Area in order to minimize the potential impacts on neighboring properties.
- (2) Due to the general (as opposed to conditional use) nature of this rezoning request, no specific zoning conditions may be attached to its approval that would restrict the developer to a particular development plan or specific design features intended to mitigate the potential impacts of the higher density residential development on the neighboring properties.

It should also be noted that the LDP is an advisory document providing general guidance for land development decisions, but the Board of Commissioners is not obligated to approve a development request simply because it is consistent with the recommendations of the plan, especially if it determines that a request is not reasonable, not in the public interest, or incompatible with the specific characteristics of a particular site.

Spot Zoning Analysis:

General Rezoning Request Z-200502 could be considered "spot zoning" because the property would become the only land in the general area to be subject to the higher density dimensional standards of the R-10 (High Density Residential) Zoning District.

Approval of the request could be considered reasonable "spot zoning" because:

- (1) The large size of the subject property (totaling approximately 66 acres) demonstrates that approval of the request will establish a new zoning district within which multiple residential lots may be subdivided, rather than creating a single, small, isolated area.
- (2) The subject property has unique access to existing public water service and potential access to municipal sewer service.
- (3) The request is consistent with most of the recommendations of the Nash County Land Development Plan as established above.
- (4) The subject property already is and will continue to be zoned for residential use.

Alternatively, approval of the request could be considered unreasonable "spot zoning" because:

- (1) The proposed R-10 (High Density Residential) Zoning District would substantially increase the permitted residential development density by reducing the allowable minimum lot area by half from the currently required 20,000 square feet per lot to 10,000 square feet per lot and by reducing the required minimum lot width from 100 feet per lot to 75 feet per lot.
- (2) The proposed R-10 (High Density Residential) Zoning District would permit the development of the following land uses that are currently excluded on either one or both of the subject tracts: boarding and rooming houses, congregate care facilities, group care facilities, manufactured home parks, multi-family dwellings (including apartments and condominiums), and/or townhouse dwellings.

TRC Recommendation:

The Nash County Technical Review Committee (TRC) considered General Rezoning Request Z-200502 on April 30, 2020 and recommended **DENIAL** based on:

- (1) The previous **DENIAL** by the Board of Commissioners on August 6, 2018 of a request to rezone a 48 acre tract (including the approximately 44 acre tract which is the subject of the current request) to the R-15 (Medium Density Residential) Zoning District, **due to the Board's determination that the 15,000 square foot minimum lot area required by the proposed R-15 Zoning District would permit residential development too dense to be compatible with the 20,000 to 30,000 square foot minimum lot areas required by the surrounding R-20 and R-30 Zoning Districts (Case File #Z-180701.)**
- (2) The reduced 10,000 square foot minimum lot area requirement and the 75 foot minimum lot width requirement of the currently proposed R-10 (High Density Residential) Zoning District would permit residential development **even more dense than the previously denied R-15 Zoning District.**

The TRC also noted that a conditional use rezoning request (as opposed to a general rezoning request) may be more appropriate for high density residential development because it would permit the attachment of specific zoning conditions that could restrict the development of particular land uses and/or restrict the developer to a particular design plan intended to mitigate the potential impact on the neighboring properties.

Suggested Motions:

MOTION #1 – RECOMMEND A CONSISTENCY STATEMENT:

I move that the Nash County Planning Board recommends Consistency Statement 'A' or 'B' (choose one from below) related to General Rezoning Request Z-200502 for consideration by the Nash County Board of Commissioners.

Consistency Statement 'A' (For APPROVAL):

General Rezoning Request Z-200502 is:

- (1) Reasonable and in the public interest.
- (2) Consistent with most of the recommendations of the Nash County Land Development Plan (LDP) because:
 - (a) The LDP designates the subject property as Suburban Growth Area.
 - (b) The LDP supports rezoning of property located within the Suburban Growth Area for higher density residential development with minimum required lot sizes smaller than 20,000 square feet where both public water and public sewer services are available.
 - (c) The subject property has access to Nash County public water service via an existing four-inch waterline installed along the immediately adjacent Jordan Road public right-of-way.
 - (d) The subject property has potential access to Town of Sharpsburg municipal sewer service via an existing sewer force main line installed along the immediately adjacent Jordan Road public right-of-way through a recently amended utility agreement between the applicant and the town permitting the connection of up to 25 lots using individual septic tank effluent pump (S.T.E.P.) stations as well as the connection of up to 75 additional lots to be served by a proposed new sewage lift/pump station.
 - (e) Permitting higher density residential development will help to accommodate the significant residential growth anticipated by the LDP for the Suburban Growth Area.However, the request is not consistent with one other recommendation of the Nash County Land Development Plan (LDP) because:
 - (a) The LDP recommends the potential use of buffers and/or other design features when permitting higher density residential development with minimum required lot sizes smaller than 20,000 square feet on property located within the Suburban Growth Area in order to minimize the potential impacts on neighboring properties.
 - (b) Due to the general (as opposed to conditional use) nature of this rezoning request, no specific zoning conditions may be attached to its approval that would restrict the developer to a particular development plan or specific design features intended to mitigate the potential impacts of the higher density residential development on the neighboring properties.
- (3) Reasonable "spot zoning" because:
 - (a) The large size of the subject property (totaling approximately 66 acres) demonstrates that approval of the request will establish a new zoning district within which multiple residential lots may be subdivided, rather than creating a single, small, isolated area.
 - (b) The subject property has unique access to existing public water service and potential access to municipal sewer service.
 - (c) The request is consistent with most of the recommendations of the Nash County Land Development Plan as established above.
 - (d) The subject property already is and will continue to be zoned for residential use.

--- OR ---

Consistency Statement 'B' (For DENIAL):

General Rezoning Request Z-200502 is:

- (1) Not reasonable or in the public interest at this time because approval of the request would be inconsistent with the following previous action of the Board of Commissioners:
 - (a) The previous denial on August 6, 2018 of a request to rezone a 48 acre tract (including the approximately 44 acre tract which is the subject of the current request) to the R-15 (Medium Density Residential) Zoning District, due to the Board's determination that the 15,000 square foot minimum lot area required by the proposed R-15 Zoning District would permit residential development too dense to be compatible with the 20,000 to 30,000 square foot minimum lot areas required by the surrounding R-20 and R-30 Zoning Districts (Case File #Z-180701.)
 - (b) The reduced 10,000 square foot minimum lot area requirement and the 75 foot minimum lot width requirement of the currently proposed R-10 (High Density Residential) Zoning District would permit residential development even more dense than the previously denied R-15 Zoning District.
- (2) Consistent with most of the recommendations of the Nash County Land Development Plan (LDP) because:
 - (a) The LDP designates the subject property as Suburban Growth Area.
 - (b) The LDP supports rezoning of property located within the Suburban Growth Area for higher density residential development with minimum required lot sizes smaller than 20,000 square feet where both public water and public sewer services are available.
 - (c) The subject property has access to Nash County public water service via an existing four-inch waterline installed along the immediately adjacent Jordan Road public right-of-way.
 - (d) The subject property has potential access to Town of Sharpsburg municipal sewer service via an existing sewer force main line installed along the immediately adjacent Jordan Road public right-of-way through a recently amended utility agreement between the applicant and the town permitting the connection of up to 25 lots using individual septic tank effluent pump (S.T.E.P.) stations as well as the connection of up to 75 additional lots to be served by a proposed new sewage lift/pump station.
 - (e) Permitting higher density residential development will help to accommodate the significant residential growth anticipated by the LDP for the Suburban Growth Area.However, the request is not consistent with one other recommendation of the Nash County Land Development Plan (LDP) because:
 - (a) The LDP recommends the potential use of buffers and/or other design features when permitting higher density residential development with minimum required lot sizes smaller than 20,000 square feet on property located within the Suburban Growth Area in order to minimize the potential impacts on neighboring properties.
 - (b) Due to the general (as opposed to conditional use) nature of this rezoning request, no specific zoning conditions may be attached to its approval that would restrict the developer to a particular development plan or specific design features intended to mitigate the potential impacts of the higher density residential development on the neighboring properties.
- (3) Unreasonable "spot zoning" because:
 - (a) The proposed R-10 (High Density Residential) Zoning District would substantially increase the permitted residential development density by reducing the allowable minimum lot area by half from the currently required 20,000 square feet per lot to

10,000 square feet per lot and by reducing the required minimum lot width from 100 feet per lot to 75 feet per lot.

- (b) The proposed R-10 (High Density Residential) Zoning District would permit the development of the following land uses that are currently excluded on either one or both of the subject tracts: boarding and rooming houses, congregate care facilities, group care facilities, manufactured home parks, multi-family dwellings (including apartments and condominiums), and/or townhouse dwellings.

MOTION #2 – RECOMMEND APPROVAL OR DENIAL OF THE ZONING MAP AMENDMENT:

*I move that the Nash County Planning Board recommends **APPROVAL or DENIAL (choose one)** of General Rezoning Request Z-200502 to rezone approximately 66 acres located on both sides of Jordan Road from R-20 (Medium Density Residential) and R-20-CU (Medium Density Residential Conditional Use) to R-10 (High Density Residential) for consideration by the Nash County Board of Commissioners.*

General Rezoning Request Z-200502
Property of C. T. Williams Corporation
& Fairfield Realty Down East, LLC
Aerial Photograph

**Approx.
44 Acres**

**Approx. 66 Acres Total
To Be Rezoned
From R-20-CU & R-20
To R-10**

**Approx.
22 Acres**

**Worthington Farm
Subdivision, Phase I
9 Residential Lots**

Jordan Rd

Old Joyner Ln

Wind Chime Ct

Ferrell Rd



1 in = 450 ft

7290

7350

7400

7462

7500

7368

7388

7424

7446

7480

7331

7120

6866

6878

6902

7008

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General Rezoning Request Z-200502
Property of C. T. Williams Corporation
& Fairfield Realty Down East, LLC
Zoning Map

R-30
(Residential)

Approx.
44 Acres

R-20 - CU
(Conditional Use)

Approx. 66 Acres Total
To Be Rezoned
From R-20-CU & R-20
To R-10

Approx.
22 Acres

R-20
(Residential)

Jordan Rd

Worthington Farm
Subdivision, Phase I
9 Residential Lots

6608
6624
6646
6688
6708
6633
6655
6677
6699
6717

Wind Chime Ct

7841
7873
7891
7913
7939

6866
6878
6902

Old Joyner Ln

7008
6999



1 in = 450 ft

7290

7350
7400
7462
7500
7368
7388
7424
7446
7480

7331

Ferrell Rd

7120

**General Rezoning Request Z-200502
Property of C. T. Williams Corporation
& Fairfield Realty Down East, LLC
Land Development Plan Map**

**Approx.
44 Acres**

**Approx. 66 Acres Total
To Be Rezoned
From R-20-CU & R-20
To R-10**

**SUBURBAN
GROWTH AREA**

**Approx.
22 Acres**

**Worthington Farm
Subdivision, Phase I
9 Residential Lots**

Jordan Rd

Old Joyner Ln

N

1 in = 450 ft

7290

7350 7400 7462 7500
7368 7388 7424 7446 7480

7331

7120

6866 6878 6902

7008 6999

6608 6624 6646 6688 6708 6633 6655 6677 6699 6717

7841 7873 7891 7913 7939 7989

- NOTES:**
- AREAS COMPUTED BY COORDINATE CALCULATIONS
 - ALL DISTANCES SHOWN ARE HORIZONTAL
 - ALL RIGHTS-OF-WAY ARE PUBLIC UNLESS NOTED OTHERWISE
 - NO CEMETERIES VISIBLE ON THIS PROPERTY
 - NO WETLANDS HAVE BEEN DELINEATED ON THIS PROPERTY
 - THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA
 - RIGHTS-OF-WAY OF RECORD PRIOR TO THE DATE OF THIS PLAT
 - THIS PROPERTY HAS NOT BEEN SUPPLIED FOR
 - THIS PROPERTY IS LOCATED IN THE TAYLOR RIVER BASIN
 - NASH COUNTY PUBLIC WATER IS AVAILABLE ALONG JORDAN RD.
 - CONTACT NASH COUNTY PUBLIC UTILITIES AT 252-452-2438 FOR MORE INFORMATION.

SITE DATA

TOTAL AREA: 194,415 SF (4.43 AC)

ZONE: R-20-CU (RESIDENTIAL)

MIN. BUILDING LINES: FRONT - 35'

SIDE - 12'

REAR - 25'

LOT WIDTH: 100' MIN. AT 35' SETBACK

TOTAL NO. OF LOTS: 9

PARCEL ID: 025876

PIN NO.: 373700415360

REFERENCE:

DEED BOOK 1895 PAGE 373

DEED BOOK 2022 PAGE 981

DEED BOOK 31 PAGE 32

PLAT BOOK 31 PAGE 32

PLAT BOOK 42 PAGE 1

LEGEND

○ BOUNDARY LINE

△ NOS MONUMENT FOUND

Doc ID: 00004840001 TOWN OF JORDAN

Recorded: 03/06/2019 at 01:00:46 PM

Nash County North Carolina

County Clerk's Office

Book 42 Page 38

I, Wilton A. Bartlett, certify that this survey is of an actual survey made under my supervision and that the boundaries and areas shown are correct or change in existing street.

I, Wilton A. Bartlett, certify that this plat was drawn under my supervision from an actual survey made under my supervision and that the boundaries and areas shown are correct or change in existing street.

Wilton A. Bartlett

Surveyor

North Carolina

Nash County

Paul L. Lenoir

Review Officer of

Nash County, certify that the map or plat to which

this certification is affixed meets all statutory

requirements.

04 OCT 2019



10/4/2019

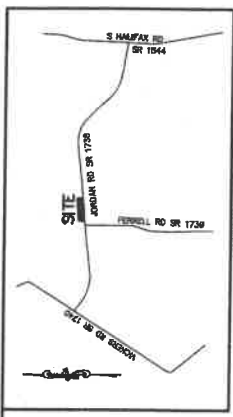
GRAPHIC SCALE



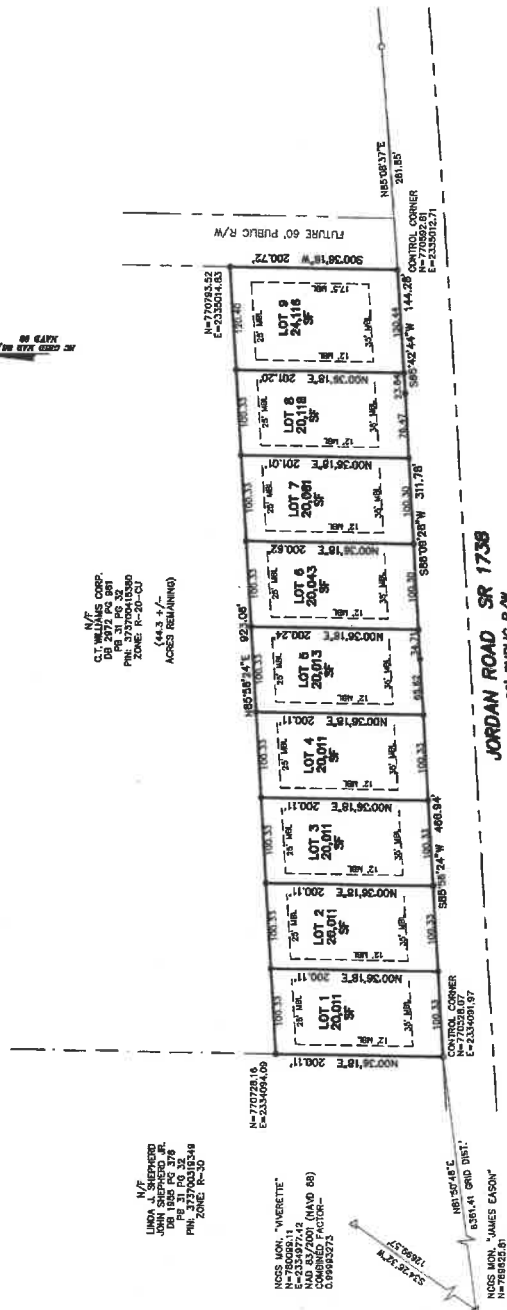
(IN FEET)

1 inch = 100 ft.

Book 42 Page 38



VICINITY MAP
NOT TO SCALE



N/A

OT: N/A

DI: 2022 PG 981

PN: 373700415360

ZONE: R-20-CU

(4.43 +/-)

ACRES REMAINING

N/A

UNION J. SHEPHERD

DI: 1895 PG 373

PN: 373700415360

ZONE: R-20

NOS MON. "VERETTE"

Recorded: 03/06/2019 at 01:00:46 PM

Nash County North Carolina

County Clerk's Office

Book 42 Page 38

NOS MON. "JAMES EASON"

Recorded: 03/06/2019 at 01:00:46 PM

Nash County North Carolina

County Clerk's Office

Book 42 Page 38

NOTE: THIS PLAT IS A REVISION OF PLAT BOOK 42 PAGE 1, PREVIOUSLY RECORDED JULY 8, 2019, NASH COUNTY REGISTRY. THE PURPOSE OF THE PLAT IS TO CORRECT A TYPOGRAPHICAL ERROR OF THE BEARINGS PREVIOUSLY LISTED ON THE SIDE PROPERTY LINES. THE LOCATION OF THE PROPERTY LINES AND CORNER MONUMENTS HAVE NOT CHANGED. THE ACRES OF THE LOTS HAVE NOT CHANGED. SEE PLAT BOOK 42 PAGE 1 FOR SIGNATURES OF APPROVAL BY THE OWNERS, NASH COUNTY PLANNING DEPARTMENT AND NASH COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.

DEVELOPER:

D R HORTON INC

2000 AERIAL CENTER PARKWAY

SUITE 110

MORRISVILLE NC 27560

PROPERTY OF

D R HORTON INC.

REVISED PLAT



BARTLETT

ENGINEERING & SURVEYING, PC

1008 NASH STREET NORTH

WILSON, N.C. 27604

Phone: (252) 399-0704

Fax: (252) 399-0004

License No. C-1501

www.bartlettus.com

PROJECT:

16-361

TWO/MS

DATE: JAN. SURVEY BY: J. WAB

SCALE: 1" = 400' APPROX. BY: J. WAB

REVISIONS: REVISE BEARINGS ON SIDE PROPERTY LINES

CODE: MLECC

DWG FILE: 16301FFREV.DWG

WORTHINGTON FARM

PHASE I

ROCKY MOUNT OUTSIDE TWP

NORTH CAROLINA

NASH COUNTY

ZONE: R-20-CU

- AREAS COMPUTED BY COORDINATE CALCULATION
- ALL DISTANCES SHOWN ARE HORIZONTAL
- ALL RIGHTS-OF-WAY ARE PUBLIC UNLESS NOTED
- NO CEMETERIES VISIBLE ON THIS PROPERTY
- NO WETLANDS HAVE BEEN DELINEATED ON THIS PLAT
- THIS PLAT IS SUBJECT TO FLOOD HAZARD ZONING RIGHTS-OF-WAY OF RECORD PRIOR TO THE DATE OF THIS PLAT
- A TITLE REPORT HAS NOT BEEN OBTAINED ON THIS PROPERTY
- THIS PROPERTY IS LOCATED IN THE TAMPA-LANGLIS WATERSHED
- A STEP SYSTEM THROUGH THE TOWN OF SHARON, NASH COUNTY, PUBLIC WATER IS AVAILABLE
- THIS PLAT IS SUBJECT TO PUBLIC UTILITIES AT THE DISCRETION OF THE UTILITY COMPANIES
- FOR MORE INFORMATION
- BLANKET UTILITY EASEMENTS TO BE ESTABLISHED FOR THE MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF EXISTING AND FUTURE UTILITY LINES
- TANK EFFLUENT PUMP (S.T.P.) STATIONS INCLUDING TANKS, PUMPS AND LINES
- TO BE DETERMINED BY ACTUAL LOCATION OF HOUSES
- TO BE DETERMINED BY ACTUAL LOCATION OF HOUSES
- STATE'S PROTA SERVICE PROGRAM (PROTA) IS AVAILABLE FOR THE PROPERTY
- THIS PLAT WILL BE APPROVED BY THE U.S.F.S. AT THE DISCRETION OF THE U.S.F.S.

Planning Director	Date
I (We) hereby certify that I am (we are) the owner(s) of the described herein, which property is within the subdivision of _____ of _____ County, and that I (we) freely adapt the subdivision of _____ to the _____ tract on _____	
_____ cannot be further subdivided within two years of the recordation unless a sketch plan and/or preliminary plat are submitted for the entire remainder.	

- (1) Class of survey: CISE A
- (2) Positional accuracy: 0.09 US Ft.
- (3) Type of GPS field procedure: Real Time Kinematic Network
- (4) Dates of survey: DECEMBER 19, 2019
- (5) Datum/Epoche: NAD 1983 (CONUS) 2011
- (6) Published/Fixed-control use: NGS-Jones_Escam. & NGS-Venette
- (7) Field model: GDA03 (CONUS)
- (8) Combined grid factor(s): 0.98882644 & 0.98993273
- (9) United States Survey Feet

References

I, William A. Bartlett, certify that this plot was drawn under my supervision from an actual survey made under my supervision and that the description recorded in Book 2150, page 292, etc., (above) of the records of the County of Los Angeles, California, is a true and correct description of the premises so described. I declare under penalty of perjury that the boundaries not surveyed are clearly indicated by the survey and that the boundaries so indicated are in accordance with the original survey of the premises. I declare under penalty of perjury that the area of the premises is 0.00025 acres, and that this plot was prepared in accordance with B.S. & L. No. 00025.

Witness my hand and the seal of my office this _____ day of _____, A.D. 2020.

North Carolina
Yash County

Review Officer of _____
 Wash County, certify that the map or plat to which
 this certification is affixed meets all statutory
 requirements for recordation.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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How often did you use the following products in the last 12 months?

**PRELIMINARY PLAT:
NOT FOR RECORDATION,
SALES OR CONVEYANCES**

DEVELOPER/OWNER:
FAIRFIELD REALTY DOWN EAST, LLC,
and C.T. WILLIAMS CORPORATION
33303 SUNSET AVE., SUITE H
ROCKY MOUNT, NC 27804



BARTLETT
ENGINEERING & SURVEYING

TELE: (252) 399-0704
FAX: (252) 399-0804
www.bartlett.us.com

PROJECT:	18-301
CODE:	WILCEC

WORTHINGTON FARM
PHASE II

KEY MOUNT OUTSIDE TWSP	NASH COUNTY
TH CAROLINA	ZONING: R-20 &

SITE DATA	354843 9F (B/L15 AC)	354835
TOTAL AREA:	R-20 & R-20-CU	373700.415380
ZONE:	FRONT - 35'	106021
MIN. BUILDING LINES:	ST. SIDE - 12'	35483608627
	REAR - 25'	DEED BOOK 240 PAGE 581
	TOT. MIN. AT 35' SETBACK	DEED BOOK 240 PAGE 581
LOT WIDTH:	17	DEED BOOK 240 PAGE 581
TOTAL NO. OF LOTS:	17	DEED BOOK 1077 PAGE 626
PARCEL ID:		DEED BOOK 311 PAGE 32
REFIN. NO.:		PLAT BOOK 36 PAGE 250
REFERENCE:		PLAT BOOK 36 PAGE 250
		PLAT BOOK 44 PAGE 38
		PLAT BOOK 44 PAGE 38

- A MAIL DELIVERY CLUSTER BOX UNIT (CBU) IS REQUIRED BY THE UNITED STATES POSTAL SERVICE PRIOR TO APPROVAL OF THIS PLAT. THE CBU DESIGN WILL NEED TO BE APPROVED BY THE U.S.P.S. AND N.C.D.O.T.

C. T. WILLIAMS CORPORATION
N/F
DB 2972 PG 861
PG 31 PG 32
PIN: 373700415380
ZONE: R-20-CU
(APPROXIMATE 43.5± ACRES REMAIN)

(APPROXIMATE 43.5± ACRES REMAINING)

FAIRFIELD REALTY DOWN EAST, LLC.
N/F
DB 2140 PG 292
PG 36 PG 250
PIN: 373700508927
ZONE: R-2D

(APPROXIMATE 14.5± ACRES REMAINING)

N/F
BETSY W. SCHRUM

NO REFERENCE
PIN: 37360049512B
ZONE: R-30

TEL: 70491107
E: 2335274,70

1000

**PRELIMINARY PLAT:
NOT FOR RECORDATION.**

SALES OR CONVEYANCES

DE
FA
ON

23 RD

26

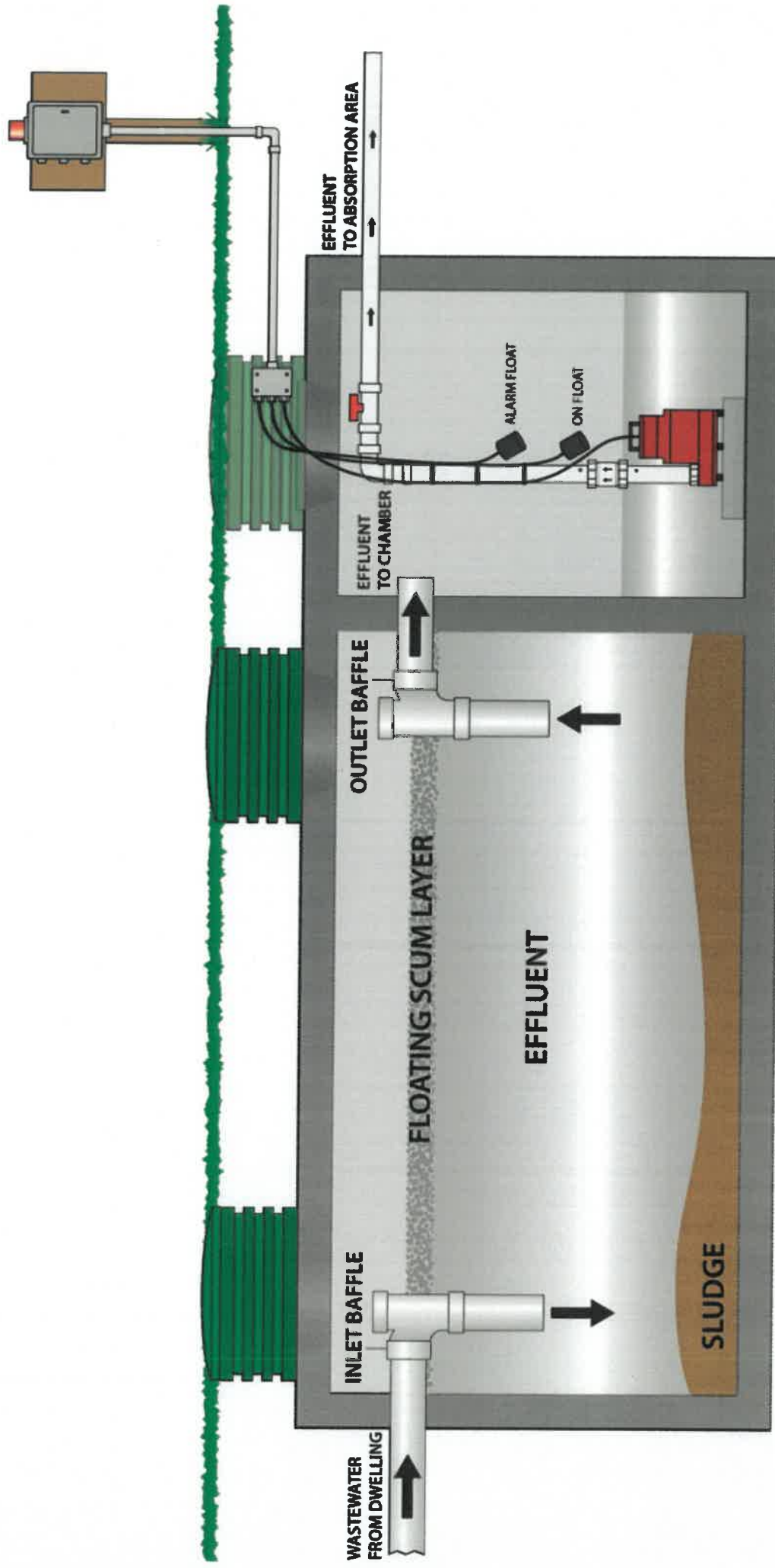
IC SCALE

Figure 1 is a line graph showing the percentage of total energy expenditure (TEE) for different activities over a 24-hour period. The Y-axis represents % TEE (0 to 400) and the X-axis represents Time of Day (0 to 24 hours). The graph shows a peak in TEE during the day, reaching approximately 350% at 12:00, and a minimum during the night, reaching approximately 100% at 0:00. The activities are categorized as: Rest (solid line), Light (dashed line), Moderate (dotted line), and Heavy (dash-dot line).

[illegible]

100 ft.

P:_CAD00_-CANDOR PROJECTS\MILC02\1B301\DWG\1B301F3.DWG 2/10/2020 10:06:30 AM



UDO Article IX, Table 9-3-1: Table of Permitted Uses (Excerpt)

Land Use Type	Ref. SIC	Zoning District	
		R-20	R-10
AGRICULTURAL USES			
Agricultural Production (Crops)	0100	P	P
Agricultural Production (Livestock)	0200	P	P
Forestry	0810	P	P
RESIDENTIAL USES			
Bed and Breakfast	7011	S	S
Boarding and Rooming House	7021	P	P
Congregate Care Facility	0000	D	D
Family Care Home	0000	P	P
Group Care Facility	0000		S
Modular Home	0000	P	P
Manufactured Home, Class A	0000	P	P
Manufactured Home Park	0000	S	S
Multifamily Dwelling (Including Condominium)	0000		P
Patio Homes	0000	P	P
Single-Family Detached Dwelling	0000	P	P
Townhouse Dwelling	0000		P
Two-Family Dwelling (Duplex)	0000	P	P
ACCESSORY USES & STRUCTURES			
Accessory Solar Panel Array (Photovoltaic)	0000	P	P
Accessory Uses and Structures (Customary)	0000	P	P
Emergency Shelter	0000	P	P
Home Occupation	0000	D	D
Satellite Dish Antenna	0000	D	D
Swimming Pool	0000	D	D
RECREATIONAL USES			
Athletic Fields	0000	S	S
Club	8640	S	S
Country Club with Golf Course	7997	S	S
Golf Course	7992	S	S
Public Park or Recreational Facility, Other	7990	D	D
Swim and Tennis Club	7997	S	S
EDUCATIONAL & INSTITUTIONAL USES			
Cemetery or Mausoleum	0000	P	P
Church	8661	D	D
Day Care Center, Adult and Child	8320	S	S
Elementary or Secondary School	8211	P	P
Fire Station	9224	P	P

P = Use permitted by Zoning Permit

D = Use permitted by Zoning Permit with development standards

S = Special Use Permit required

C = Conditional Use Permit required

UDO Article IX, Table 9-3-1: Table of Permitted Uses (Excerpt)			
Land Use Type	Ref. SIC	Zoning District	
		R-20	R-10
Library	8231	S	S
Nursing and Convalescent Home	8050	S	S
Law Enforcement Station	9221	P	P
TRANSPORTATION, WAREHOUSING, & UTILITIES			
Radio or Communication Tower Under 60' in Height	0000	P	P
Utility Lines	0000	P	P
Utility Related Appurtenances, Substation	0000	D	D
OTHER USES			
Automobile Parking On Same Lot As Principal Use	0000	P	P
Temporary Construction, Storage, or Office; Real Estate Sales or Rental Office (with Concurrent Building Permit for Permanent Building)	0000	P	P
Temporary Hardship Manufactured Home	0000	S	S
Temporary Commercial Construction Office	0000	D	D
Temporary Construction/Repair Residence	0000	S	S
Temporary Emergency Repair Residence	0000	D	D

P = Use permitted by Zoning Permit
 D = Use permitted by Zoning Permit with development standards
 S = Special Use Permit required
 C = Conditional Use Permit required